

# Lowell's Run

return to: REGIONAL LAND SURVEYORS 8642 WEST MARKET STREET SUITE 100 GREENSBORO, NC 27407

PB 153 PG 131

## OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopt this plat and allotment to be a free act and deed and hereby dedicate(s) to public use streets, playgrounds, parks, drainage way and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) the City of High Point to record this plat in the Office of the Register of Deeds of Guilford County, N.C.

S. LOWELL EASTER

By: S. Lowell Easter

Attest: Randy Johnson

PREMIER OFFICE ASSOCIATES, LLC

By: S. Lowell Easter

S. LOWELL EASTER (Manager/Member)

## SURVEYOR

I, GALE M. BROWN, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_); that the ratio of precision as

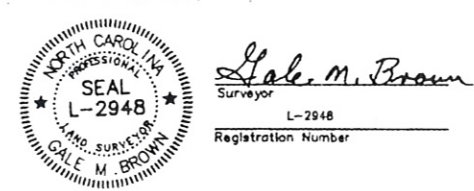
calculated is 1: 10,000+; that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that this plat was prepared

in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and Seal

this 22 day of FEBRUARY A.D. 20 04

Certificate of Purpose of Plat

d. That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision;



State of North Carolina  
County of Guilford

I, G. Lee Brumby, Review Officer of the City of High Point, Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signed G. Lee Brumby 3-1-04  
Review Officer date

Certificate of Approval

This plat does not require a certificate of approval by the Division of Highway as provided in G. S. 136-102.6, subsection (g).

Signed G. Lee Brumby Date: 3-1-04  
Planning Director

Approval for Recordation

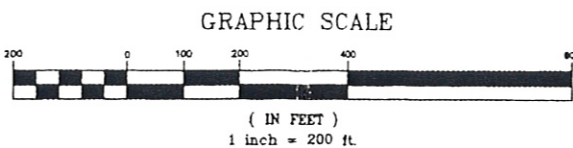
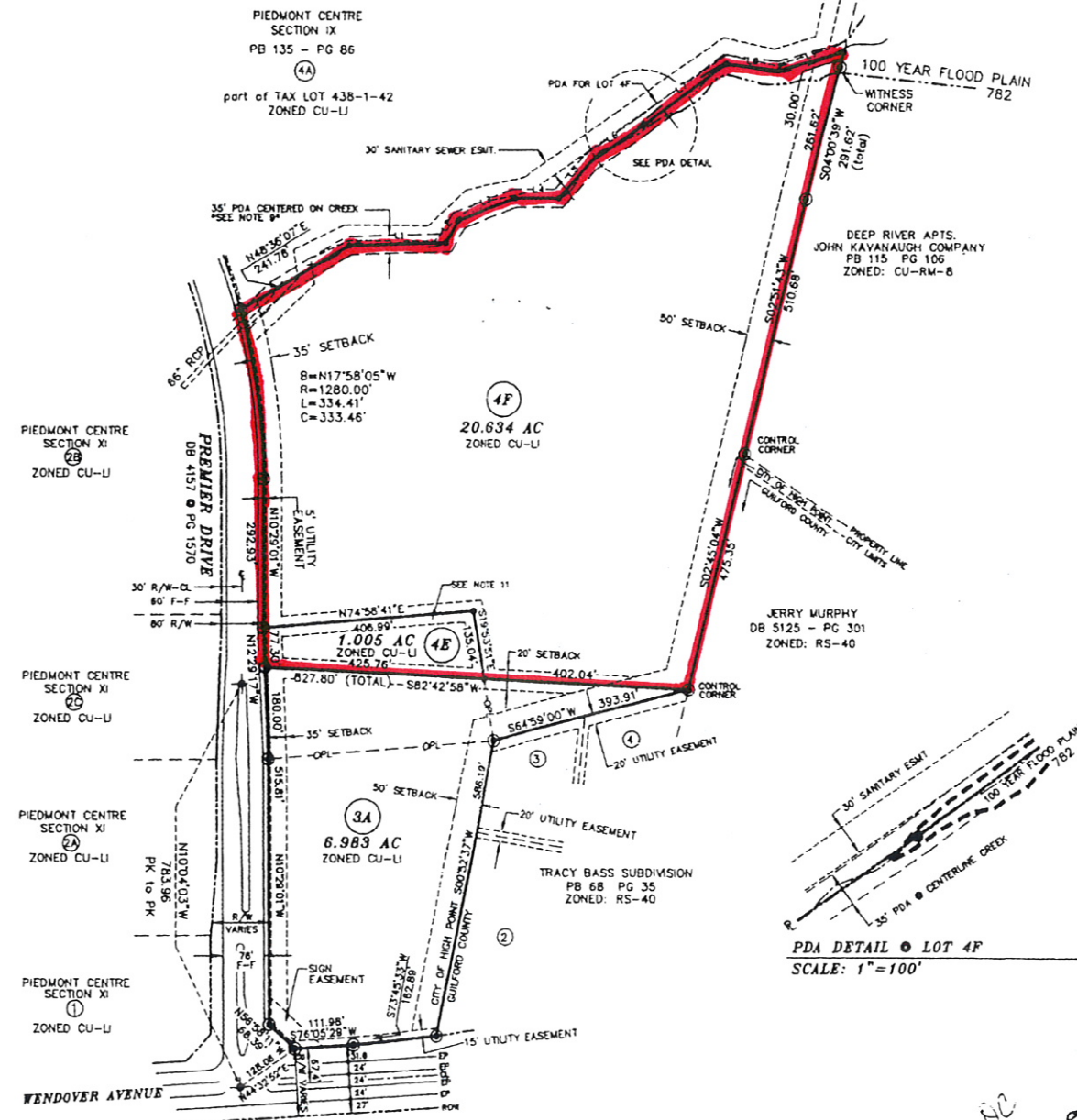
Approved by the Planning Department of City of High Point North Carolina on the 1 Day of March, 2004 pursuant to the High Point Development Ordinance.

Signed G. Lee Brumby  
Planning Director

## PROTECTED DRAINAGE AREA DEFINITIONS:

- THE FOLLOWING RESTRICTIONS MAY APPLY TO ALL PROTECTED DRAINAGE AREAS.
- NO FILL, BUILDINGS OR STRUCTURES, EXCEPT FOR WATER DEPENDENT STRUCTURES, GREENWAYS, UTILITY SUBSTATIONS, UTILITIES, ROADS OR OTHER RELATED PUBLIC IMPROVEMENTS, SHALL BE PLACED OR CONSTRUCTED WITHIN PROTECTED DRAINAGE AREAS AS PROVIDED IN TABLE 6-46-4.
- DRIVES, PARKING AREAS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED NO CLOSER THAN TWO (2) FEET HORIZONTALLY FROM THE TOP OF ANY BACK SLOPE ALONG ANY OPEN WATERCOURSE. PARKING AREAS AND ASSOCIATED DRIVES MAY BE CONSTRUCTED OVER ENCLOSED SUBSURFACE DRAINS.
- IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL WATERCOURSES NOT CONTAINED IN THE STORMWATER FACILITY EASEMENT WHETHER ENCLOSED AS SUB-SURFACE DRAINS OR AS OPEN CHANNELS.

LINE	LENGTH	BEARING
L1	188.15	N77°43'44"E
L2	49.64	N19°50'14"E
L3	119.80	N58°42'40"E
L4	89.64	N79°41'43"E
L5	92.21	N30°55'52"E
L6	122.43	N44°35'29"E
L7	198.60	N44°01'42"E
L8	103.76	N86°40'35"E
L9	131.05	N63°52'47"E



## NOTES:

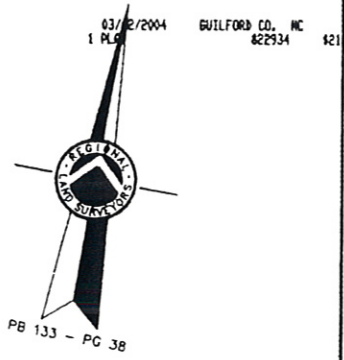
- ZONED CU-LI (CASE #94-35)
- SITE IS PART OF TAX PARCEL #438-1-25, 26 & 62.
- THIS PLAT IS ALL OF LOTS 4C & 4D; PB 143 PG 33 AND ALL OF LOT 3; PB 133 PG 38 AS FILED WITH THE GUILFORD COUNTY REGISTRY.
- AREA IN THREE (3) LOTS  
AREA IN R/O/W 0.000 AC  
TOTAL AREA 28.622 AC
- NO USGS MONUMENTATION WITHIN 2000 FT.
- SITE IS LOCATED IN THE "CITY LAKE GENERAL WATERSHED AREA (GWA). LOT 4F IS PARTIALLY LOCATED IN AN EXISTING FLOOD PLAIN, IN ACCORDANCE WITH "FIRM" PANEL # 370113 0005 C, DATED 5-18-98.
- THE WATER QUALITY DEVICE FOR THE STORMWATER RUNOFF IS TO BE SITE SPECIFIC. UPON DEVELOPMENT OF THE INDIVIDUAL LOTS, A SITE SPECIFIC WATERSHED DEVELOPMENT PLAN IS REQUIRED TO CONFIRM THAT THE WATER QUALITY DEVICE IS SUFFICIENT. NO DEVELOPMENT OF THE LOTS IS PERMITTED UNTIL A SITE SPECIFIC WATERSHED DEVELOPMENT PLAN IS APPROVED BY THE CITY OF HIGH POINT.
- PDA CALCULATIONS IN ACCORDANCE WITH CITY OF HIGH POINT DEVELOPMENT ORDINANCE SECTION 9-6-16 (g) (3) (d), TABLE 6-16-4.
- PRIVATE EASEMENT BETWEEN LOT 4D & 4C FROM PB 143 - PG 33 IS HEREBY ABANDONED.
- LOT 4E IS AN UNBUILDABLE LOT UNLESS COMBINED WITH THE CONTIGUOUS PROPERTY.



**BLANKET ELECTRIC UTILITY EASEMENT AGREEMENT:**  
The Grantor, in recording this plat, does hereby acknowledge and grant to the City of High Point and its successors and assigns a blanket utility easement for the purpose of ingress and egress and to erect, construct, operate, maintain, patrol, inspect, service, repair, remove and construct upon, along, across, and under said property for the purpose of maintaining electric lines, together with all rights and privileges necessary for convenience of full enjoyment of use of said line and right to enter over adjoining lands of Grantor for rights and privileges herein granted.

This easement itself consists of 5 feet for underground lines and 15 feet for overhead lines maintained by the City of High Point extending to either side and running along the distance of any utility line of the property.

Grantor covenants and agrees not to construct any structure or place any paving or plantings (other than small decorative plantings) or other improvement permanent in nature on the easement hereby granted, without City approval; and the City shall not be obliged to repair, replace, or restore any such structures or other improvements damaged, destroyed, or removed by Grantor in servicing, maintaining, repairing, or replacing such utilities.



**PIEDMONT CENTRE**  
SECTION XI - LOTS 3A, 4E & 4F  
a Recombination of Piedmont Centre  
Section XI, lots 3, 4C, 4D

-CITY OF HIGH POINT-  
HIGH POINT TOWNSHIP  
GUILFORD COUNTY, NC

S. LOWELL EASTER  
200 CENTREPORT DRIVE, SUITE 350  
HIGH POINT, NORTH CAROLINA 27409  
(336) 668-9999

PREMIER OFFICE ASSOCIATES, LLC  
200 CENTREPORT DRIVE, SUITE 350  
HIGH POINT, NORTH CAROLINA 27409  
(336) 668-9999

**Regional Land Surveyors, Inc.**  
8642 WEST MARKET STREET, SUITE 100  
GREENSBORO, NORTH CAROLINA 27409  
TELEPHONE (336) 665-8155

DRAWN BY: RCJ XBB: 107.37 DATE: 2-22-2004

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